

City Council
Atlanta, Georgia

07-0 -0386

AN ORDINANCE
BY ZONING COMMITTEE

Z-07-21A
Date Filed: 2-13-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at at **370-A Peoples Street, S.W.**, be changed from MR-2 (Multifamily Residential) District to the MR-3 (Multifamily Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 117, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION FOR PARCEL A
370-A PEEPLES STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 117 OF THE 14TH DISTRICT OF FULTON COUNTY (CITY OF ATLANTA), GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" CUT SCRIBED IN A CONCRETE SIDEWALK AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CUNNINGHAM PLACE (PROPOSED 50 FOOT TOTAL RIGHT-OF-WAY WIDTH) AND THE EAST RIGHT-OF-WAY LINE OF PEEPLES STREET (60 FOOT TOTAL RIGHT-OF-WAY WIDTH);

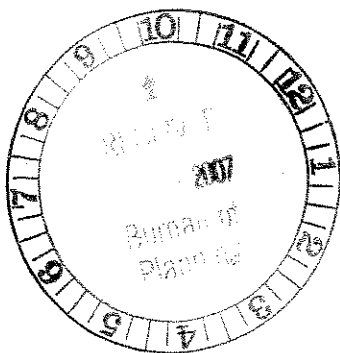
THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00 DEGREES 00 MINUTES 44 SECONDS EAST, 399.98 FEET TO AN "X" CUT SCRIBED IN A CONCRETE SIDEWALK ON THE SOUTH RIGHT-OF-WAY LINE OF FOUNDERS DRIVE (PROPOSED 50 FOOT TOTAL RIGHT-OF-WAY WIDTH);

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 36 MINUTES 14 SECONDS EAST, 90.00 FEET TO AN "X" CUT SCRIBED IN A CONCRETE SIDEWALK;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 00 MINUTES 44 SECONDS WEST, 399.72 FEET TO AN "X" CUT SCRIBED IN A CONCRETE SIDEWALK IN SAID NORTH RIGHT-OF-WAY LINE OF CUNNINGHAM PLACE;

THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89 DEGREES 46 MINUTES 23 SECONDS WEST, 90.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.8261 ACRES (35,987 SQUARE FEET).



207-21A